

**PB# 90-48**

**WASHINGTON GREEN  
AMENDED SP**

**35-1-103**

*Approved*  
*4-5-91*

# General Receipt

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

11726

Nov. 6 19 90

Received of Ceter Building Corp, E.F. \$ 25.00

Twenty-five and 00 DOLLARS

For Planning Board App. Fee #90-48

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 1413		25.00

By Pauline M. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

# General Receipt

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

11727

Nov 6 19 90

Received of Pauline M. Townsend \$ 750.00

Seven Hundred Fifty 00 DOLLARS

For P.B. #90-48 Escrow (Ceter Building Corp.)

DISTRIBUTION

FUND	CODE	AMOUNT
CR 1412		750.00

By Juan Zapata

Deputy Comptroller

Title

Williamson Law Book Co., Rochester, N. Y. 14609

# General Receipt

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

11931

April 3 19 91

Received of Ceter Building Corp. \$ 100.00

One Hundred and 00 DOLLARS

For P.B. #90-48 Site Plan Approval

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 1503		100.00

By Pauline M. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

CR# 1413	50.00	By <u>Pauline M. Townsend</u> es
		<u>Town Clerk</u> Title

Williamson Law Book Co., Rochester, N. Y. 14609

## General Receipt

11727

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Pauline M. Townsend \$ 750.00  
Seven Hundred Fifty — 00 DOLLARS  
For P.B. #90-48 Escrow (Ejeter Building Corp.)

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 1412		750.00

By Juan Zapata  
Deputy Comptroller  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

## General Receipt

11931

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Ejeter Building Corp. \$ 100.00  
One Hundred And — 00 DOLLARS  
For P.B. #90-48 Site Plan Approval

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 1503		100.00

By Pauline M. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

P.B. Eng. \$640.00



SEARCHING FOR PROJECT NAME: WASHINGTON GREEN

#	APPL-NO	--DATE--	SEC-BLK-LOT.SUB	PROJECT-NAME-----
0	89-5	02/02/89	35-1-103.0	WASHINGTON GREEN (CLUBHOUSE)
1	89-15	04/19/89	35-1-103.0	WASHINGTON GREEN - AMENDED
2	89-42	11/08/89	35-1-103.0	WASHINGTON GREEN CONDOMINIUMS
3	90-2	01/22/90	35-1-103.0	WASHINGTON GREEN PHASE II AMENDMENT
4	90-3	01/22/90	35-1-103.0	WASHINGTON GREEN PHASE III
5	90-48	11/06/90	35-1-103.0	WASHINGTON GREEN CONDOMINIUMS AMEND
6	91-12	06/25/91	35-1-103.0	WASHINGTON GREEN AMENDED SITE PLAN
7	91-19	09/03/91	35-1-103.0	WASHINGTON GREEN CONDOMINIUMS AMEND

enter '#' to select, 'Q' to quit, 'N' for next page, 'P' for previous page:

WASHINGTON GREEN AMENDED SITE PLAN (90-48) ROUTE 32

Mr. David Fried came before the Board representing this proposal.

MR. FRIED: I guess this is the third, there was just a few unresolved issues that just needed some paperwork. Just to recap where we are at, we wanted to change the same amount of units, same amount of bedrooms. We just would like to change from the flats to townhomes. And I had discussed the rationale behind that we feel the market is there for the townhomes and seems to make sense. The only few items that I needed to submit to you, the Board was, the letter from Bobbv Rogers and Mr. Edsall also needed to review some of the drainage calculations and I think those two issues are resolved and what I was hoping is that we could finalize it this evening and we'd like to start building those.

MR. VAN LEEUWEN: Are those exactly the same size as the prior buildings we approved?

MR. FRIED: They are not exactly the same size but it still fits within the same coverage.

MR. VAN LEEUWEN: How much bigger or smaller?

MR. FRIED: Well, it's interesting. The one building over here is smaller than this. The homes in here also will be 1,000 feet. The homes here are 1100 square feet. The homes in the court homes will be about 1100 square feet so that's the same size. Although there will be a basement in here and this fourplex here is around 1200 square feet. So, there's one building of four homes which has 100 square feet per home in it.

MR. VAN LEEUWEN: These will be, which ones are the ones you are asking changes in?

MR. FRIED: Everything you see here is the area that's going to be changed. Same amount of units, just spread out a little differently. It's not--everything is within the same boundary, same road system.

MR. PAGANO: What did you have before that? What are we changing from to?

MR. FRIED: They were the flats instead of again I don't want to just throw down 210 of the same homes.

Our company has evolved and we have learned a little bit more about marketing and realize that the, what people want, you know there's more of a need for different types of homes here.

MR. PAGANO: I viewed the townhouses, the ones with garages.

MR. FRIED: There's only one of those.

MR. PAGANO: That's gorgeous.

MR. FRIED: We'd love to build more of those but it doesn't make sense here.

MR. PAGANO: What you are going to build is more of the three story houses?

MR. FRIED: I would have brought in the elevations for you but I thought I had shown them to you. This particular building here as you remember, the twelveplexes as they are called, are 2 1/2 story structures and this is a two story structure, eight homes in this building. It's smaller. They are going to sell from 99,500 to 108,000.

MR. PAGANO: Is there one like it there now?

MR. FRIED: No, it's different.

MR. PAGANO: Do you have a picture?

MR. FRIED: No, it looks very similar to the twelveplex. They're flats.

MR. VAN LEEUWEN: These are going to be townhouses?

MR. FRIED: No, that's one building. There's two new building types going to be built here. The other building type is an 1100 square foot building. We call that a court home and that's 1100 square feet and it's on two stories. The whole building is two stories. There's eight homes in each building.

MR. VAN LEEUWEN: So in other words, the height is going to be dropped somewhat?

MR. FRIED: That's part of it. We want to bring the height down on the buildings too. The height is going to be dropped and there's one building here of what we call the fourplex which is what you already see here and that's two stories.

MR. VAN LEEUWEN: So you want to change, how many buildings do you want to change?

MR. FRIED: It's a total of 36 units.

MR. VAN LEEUWEN: Eight (8) units in the buildings, correct?

MR. FRIED: But one building of four so 2, 2, 2 and 2 and then a 4.

MR. MC CARVILLE: What did you do with the fire lane?

MR. FRIED: The fire lane, it's the same fire lane as there was before. I have the detail over here. Mr. Rogers approved it. It's a type of grasscrete, it's this new plastic stuff that you put down and grass grows up, it looks real good. I gave Mr. Rogers--

MR. DUBALDI: And it will sustain a fire truck?

MR. FRIED: Yes. They use it in California and down south, it's real good stuff. It looks nice too.

MR. MC CARVILLE: We have Fire Department approval?

MR. SCHIEFER: Yes.

MR. DUBALDI: So you have to mow your roads?

MR. FRIED: You have to mow the road and you have to plow your grass, if you want to look at it that way.

MR. PAGANO: What's going to happen now?

MR. FRIED: That's another issue. I don't know. The main thing is we are going to continue to build in the same hopefully pleasing architectural styles and it should look real nice. We're going to do a lot of heavy landscaping. I think personally it really makes sense to diversify and not to have all the same type of home. So, that's the direction.

MR. VAN LEEUWEN: You're going the way the market is going.

MR. FRIED: We're going with the way the market is going. It's a little more upscale.

MR. SCHIEFER: Going from flats to townhouses. Same number of units.

MR. VAN LEEUWEN: I don't have any problems.

MR. SCHIEFER: Mark, the last time it was here, you had some problems.

MR. EDSALL: They have provided us with not only a letter from the design engineer but also some backup information as I noted in my comments. We are not taking any exceptions to what they are doing at this point but if there was any further encroachment, we'd need a much more detailed analysis.

MR. SCHIEFER: Up until now, you approve it.

MR. EDSALL: I have no problem with it.

MR. VAN LEEUWEN: I make a motion to approve it.

MR. MC CARVILLE: It's a motion should be made on map #4772 dated October--

MR. EDSALL: Make sure you're approving the map that Bobby Rogers saw.

MR. MC CARVILLE: Where's the updated revision?

MR. EDSALL: If you want to approve a map, approve a map that's verified as the same one the Fire Inspector reviewed because he just saw it this week.

MR. BABCOCK: Don't you have revision 15 on that map?

MR. SCHIEFER: I have it. You're proposing approval of revision 16 dated March 21st, '91.

MR. MC CARVILLE: I'll second that motion to approve Phase III amended site plan of Washington Green Revision 16 dated March 21st, 1991.

ROLL CALL:

Mr. Pagano	I don't know where this is going to go in the future. I haven't gotten any answer, I'm going to vote no.
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Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

WASHINGTON GREEN AMENDED SITE PLAN (90-48) ROUTE 32

Mr. Michael Waskew and Mr. David Freed came before the Board representing this proposal.

MR. FREED: My name is David Freed from Exeder Building Corporation and we are here tonight because we are seeking a site plan amendment for the Washington Green condominiums. I guess last time I was here it was several months ago and we came to the Board asking for a site plan amendment to substitute several actually 18 townhouses where there were originally 18 flats, our simplex homes which we have been selling and since then, we have, after the approval, we have proceeded with the townhouses and we have sold all 18 of these homes and they are all in various stages of construction and next week, the first family will be moving into one of the townhouses.

Since Washington Green, the remaining homes are simplex homes, the flats, we have decided and it's become apparent that the market is changing and the market is very much in favor of these townhomes and we would like to be able to meet the needs of the market and that's why we are here to seek your approval on changing the site plan and let me walk you through what we'd like to do. We would like to build 12 more of these type of fourplex homes that are 1250 square foot homes. I don't have the elevation for you. They are built, they are standing, people like them. We have had a really good response. They have a full basement, it's a nice home. And we would like to also change the elevation and the plan for our flats. Instead of 2 1/2 story structure, we'd like to make it a two-story structure. We'd like to decrease the scale because as you can see, we are coming up with a very unique evolutionary or revolutionary land plan where this is sort of a court yard concept where people would park over here and what you'd have is an inner court yard of intensely landscape greenspace with the twelve homes over here and two as we call these country kitchen homes over here.

Let me show you what a country kitchen home is going to look like. This is the elevation of the country kitchen eightplex flats, there's all the similiar details that we have already incorporated at Washington Green, very nice roof lines, I think are very marketable for this plan and we think it's a real good home. We think it's going to work. We have done market studies and we have a real good feeling for this type of home. It's, I think it's an improvement on what we are selling and what we are selling is already moving and I think we are continually trying to evolve the product and make it more saleable.

MR. SCHIEFER: If you have sold 12 of them already, you've got

a good market study in today's market.

MR. FREED: And also, this particular building over here, we'd like also to substitute originally again, this was one of our twelveplex with the flats and we'd like to build only one of these particular buildings. We think that this is an extremely saleable home, it's going to be a building with eight homes in it. The homes will have about 1,060 square feet in it and it will be on 2 stories so it will be a mid-priced townhouse where these are selling now for 139,000 and they are sold, these will be somewhere inbetween the flats and these more expensive townhomes, we are trying to meet the market and we think that with this type of elevation and this type of two story living, we think it's going to be extremely saleable and we feel that it's the best approach and we are just trying to meet the needs of the market and this is what the market is telling us after studies, several market surveys and listening to our buyers.

So, what I'd like, that's pretty much it.

MR. SCHIEFER: Are you increasing the number of units?

MR. FREED: We are not increasing.

MR. SCHIEFER: Same number?

MR. FREED: Two hundred and ten (210) homes.

MR. SOUKUP: What about the number of bedrooms?

MR. FREED: No, all two bedrooms.

MR. SOUKUP: You're not increasing the number of bedrooms?

MR. FREED: Not increasing the number of bedrooms.

MR. SOUKUP: What is the third room on the second floor of the townhouse?

MR. FREED: Master bedroom and a second bedroom and a bath and a walk-in closet. Ground floor you have a kitchen and a living room, it's only two bedrooms, absolutely no den, no den.

MR. MC CARVILLE: Would you reroute your, where would you reroute the fire lane?

MR. FREED: Now, the fire lane would go through behind these 12 homes here. In the past, the road extended to here and it stopped and the fire lane continued here to Forge Hill Road. It's a shifting of a fire lane, yes, did you say you wanted it rerouted?

MR. MC CARVILLE: Where is it going to go?

MR. FREED: Again, it was over here to Forge Hill and now it is going to continue right now we have a fire lane back here behind these 12 homes, these actually 18 homes, excuse me, we'd like to continue.

MR. MC CARVILLE: That is not a thru fire lane necessarily on the old plan, was that a thru fire lane?

MR. FREED: On the old plan, we have done this a few times actually there was no fire lane here originally.

MIKE WASKEW: The old fire lane came down, it's hard to see through this drawing, we overlaid the new site plan over the existing site plan. If you look very carefully, you can probably find the old fire lane came down, went around this large tree on the west side of this tree and then down out onto Forge Hill. The new fire lane comes tight to the property line on the east side of this large tree and out to Forge Hill Road. That is the line in red so there's a fire lane that continues, it's just a straight run and we are going to handle the fire lane the way we have been handling these. I don't know if you have had an opportunity to see them but we have, they are roads, they have been excavated out, gravel has been put on them and we put an inch of grass soil and grassed it and isolated it so it looks like land although it's a fire lane and will be kept plowed and staked during the winters. There's a modification in this road which used to turn back into here, it's gone out and curved back in order to accomodate this court like scheme. If any of the Members of the Planning Board had had the opportunity to see the new fourplex towns we have built, there is a pedestrian way that we are creating from this point in the complex down closer to Forge Hill Road. Originally, there was, thoughts of walking along the roads, this internalized pedestrian way is creating a nice little village scene through there. It works very well through here and we think the extension of it is going to be just as successful.

MR. SOUKUP: How much filling out by the parking lot extension?

MR. WASKEW: Not very much at all. We do have to move this rock barrier we created. We have rearranged it slightly, some of the dirt that was here we are going to relocate to here. We are not really changing the size of the natural basin. There's an overburden in this area of fill in fact it's been stored here. I don't expect much of a problem.

MR. MC CARVILLE: This will require an amended site plan.

MR. WASKEW: Yes, that is why we are here.



MR. BABCOCK: I'd like to ask the applicant a question about the fire lane. Are these different fire lanes than what we discussed at the workshop that had the interlocking patio block?

MR. WASKEW: We discussed that and that's what, Mike as an option and we showed a detail on the approved site plan that I think really required us to meet a particular loading rather than a specific finish. I believe that is what it was in fact I think we showed it to have a grass topping, I know we discussed the interlocking block.

MR. BABCOCK: The last fourplex that you had when we discussed it, interlocking block at that time, I was under the impression that was the way it was going to be built, not with a grass area on the fire lane. We can go back to the minutes on that and work that out with the Fire Inspector also.

MR. WASKEW: I don't have a problem with it in either case but we found that that system works really well for us and the problem I have with the interlocking block is that it always kind of looks like weeds growing through the blocks and it's hard to keep it that pristine lawn look and the one inch of topsoil that I put on top of the gravel, well, it's actually gravel base and Item 4 on top of that and an inch of topsoil.

MR. BABCOCK: When they put the outriggers on, if they have to set up on that, they are not sure whether they are on that area or not. If there's no distinct limits when the outriggers go out to setup a truck.

MR. EDSALL: How do they find the lane?

MR. WASKEW: We have got markers through there, I can curb it, we are planning to put markers like the snow plow reflectors.

MR. EDSALL: You have to talk to Bob Rogers. My understanding was that the patio interlocking paver block were going to go in and I believe that is what Bob still believes.

MR. SOUKUP: You'd be better off with the stone base with a wood chip top so it could be clearly defined, even if you had to replace the chips in the spring after you plowed them off then you would be hiding it under the grass. After a year, nobody is going to know where it is.

MR. BABCOCK: It's a matter of the Fire Department, you know, and the Fire Inspector really. I don't know whether there is an approval on this plan or not.

MR. WASKEW: I appreciate an opportunity, let's meet with Bobby, I am not talking about 3 inches of gravel, it's really road base.

MR. PAGANO: This is going to be a roadway?

MR. WASKEW: No, this is just a continuation out into the fire lane, the road really ends here.

MR. PAGANO: Is this going to be the road in the future?

MR. WASKEW: It's possible we really have built out this site to code except for additional bonus that is permitted in this area. If we come back and build a road in here, you know, obviously we have studied several different schemes.

MR. PAGANO: I don't like the parking lot being the main road.

MR. WASKEW: I think actually we even have a 50 foot easement through here.

MR. PAGANO: You're going to have to--

MR. SOUKUP: There's a road on the other side under the trees along the property line too, isn't there?

MR. WASKEW: Only a fire lane.

MR. PAGANO: That's going to be the main road. These are really internalized parking roads and the only real main access road is this one, no different from any--

MR. PAGANO: We are going to have a parking lot in a bad place.

MR. WASKEW: This is not an entrance onto Forge Hill nor is it intended to be, should this happen, I think all the schemes that we have studied for continuing the roads onto Forge Hill Road include development of this main road.

MR. PAGANO: You still have something you may put in with a high density and that still is going to be a roadway. This is my point if you are going to build something here and this is going to be the road, they are going to have to go through that parking lot.

MR. FREED: Right about it here we are continuing with what we, the type of land planning and the type of parking we have above it, it seems to be working pretty well.

MR. WASKEW: It's not a thru road in any, by any stretch of the imagination and should all I am trying to say is we don't view this as a thru road, never had the Planning Board never viewed it as a thru road. These were meant as emergency access only for fire vehicles.

MR. PAGANO: I see the parking lot, I'd rather put a road

around it, that's my opinion but I'll--

MR. WASKEW: Another road, a secondary.

MR. PAGANO: You can go right along the edge of it.

MR. SCHIEFER: Your concern if it becomes a road in the future?

MR. PAGANO: It's going to become a road.

MR. WASKEW: When it does, we'll be back in front of you.

MR. PAGANO: It's going to be compressed and then he's going to have a hardship. Right now, he can do something whatever he's going to do, he can do but once he's done this project we're stuck.

MR. FREED: Originally, you had the same kind of parking treatment through here and all you had was buildings on the side and it was always this type of parking.

MR. PAGANO: We were concerned about it then, I am even more concerned about it now.

MR. SCHIEFER: As long as it doesn't become a thru road, if it does--

MR. MC CARVILLE: I agree with you, Carl, I have no problem as it stands.

MR. WASKEW: We like the sort of countryside atmosphere, the quietness, we are not interested in having this ever be a thru road anyway. We always meant these to be serviced privately.

MR. SCHIEFER: You have another Ona Lane deal on your hands. If you open it up, you will really hear from them coming in.

MR. FREED: We want to keep this place as private as quiet as possible. We are not looking to do that.

MR. SCHIEFER: My only comment if they do it in the future, we get another crack at it and be aware that we are not going to like parking on the main thru way.

MR. DUBALDI: Like Continental Manor.

MR. FREED: This parking is what was approved before.

MR. SOUKUP: It's not quite the same because at the prior approvals, they planted islands breaking it up, yours doesn't exhibit that and I would suggest you add some of those, put islands and extend it a couple of cars down in order to get that

break up of the paved area.

MR. MC CARVILLE: That is a good idea.

MR. LANDER: How does the retention area end on that property? You have a retention basin.

MR. FREED: That is in already.

MR. LANDER: I know it's in, how has that been working out?

MR. FREED: It seems to be working fine.

MR. LANDER: All the drainage is going to go back to that basin?

MR. FREED: Correct.

MR. LANDER: How much room is it between this wall here where the Conrail tracks are?

MR. FREED: Conrail is over here.

MR. LANDER: How much distance is between that stone wall at this point?

MR. WASKEW: Four hundred (400) feet at least.

MR. LANDER: From the new parking lot?

PHILIP KAHN: I live at Washington Green. Perhaps I don't quite understand when you say that is a fire lane, there will be access from Old Forge Hill Road?

MR. FREED: It's closed off. You can't get on the site only for emergencies.

MR. KAHN: How does the fire truck get in if it's closed off?

MR. WASKEW: We had on the original approved site plan and we will continue it on here unless the Board feels differently, we had DOT standard collapsible ballards at the end of it, like stantions that the fire trucks drive through.

MR. KAHN: To insure the integrity that it's not abused or misused as Mr. Pagano was indicating as a thru road because that is internal parking and somebody will get killed and there are little kids, there's 400 cars that will insure the fact that it won't be misused as a thru street.

MR. FREED: It's not going to look like a road. Again, it's going to be item and then buried in top soil and grass and it's not going--

MR. SOUKUP: Alternative treatment, not blacktop, there's going to be a question about the alternative but that will be resolved.

MR. KAHN: As you know, living up there, any other thru traffic would be hazardous to other people's welfare and then I understand from Mr. Chairman then that again this won't, I think Mr. Pagano said something about a hardship in the future this would create a precedent for expanding that road as a thru road and still have to go behind the other homes.

MR. SCHIEFER: No way is that a road or will it ever be a road, that will never be a road. It's going to be the public will see it, it will be grass, there will be a barrier you have to crash through. I just hope the fire company, if they need it, know that it's there.

MR. EDSALL: Can I add one thing to the comments. Mike, when this plan comes back in, since we haven't seen an updated bulk table, I'd like to see you update the bulk table to make sure you are not exceeding the coverage with the addition of the buildings and the roads and also we should make sure that the, determine the amount of encroachment into that retention area since that was a concern of your drainage for the original site plan.

MR. WASKEW: We cannot think numbers. I think we had way over capacity.

MR. EDSALL: The drainage was not a problem. We are starting to move sewer lines, add buildings, we have to be real careful.

MR. SCHIEFER: Let me go back to the original concept. Does anybody object to what they are doing here?

MR. PAGANO: I do. I am against the parking lot.

MR. SCHIEFER: I don't mean the parking lot, I mean the concept of the changing from to these mid-sized townhouses.

MR. PAGANO: I have no problem with that.

MR. SCHIEFER: Is there any objection to that because if there is, I'd like to bring that out right now. I don't think there's any objection. You're concerned with some of the details.

MR. MC CARVILLE: I have no objection to it but I like Vince's idea of putting in some green area on the parking lot and it will look--

MR. PAGANO: This area here at one time was the senior citizen

home that go back about 15 years. It never happened but it was going to be about 200 families and everything else in this area here and it's coming back in other words we are compressing and all of a sudden we are going to start focusing on this area and it seems to keep coming back up. We have a history of this property but I'm concerned that this road is going to have to be extended to this point here maybe and then it's going to be a thru road through that parking lot and that is what I'm concerned about. This is the only road, this is if they develop here and we don't know what they are going to do yet, then what are we going to do? This has to be a thru street.

MR. MC CARVILLE: Put on the map it has to be approved by the homeowners first, that will take care of it for a while.

MR. SCHIEFER: The way it is now I don't have a problem. I don't think you do either, if it happens, it goes thru, the developer be aware we are going to ask that that be changed and it's going to be tough at that point.

MR. SOUKUP: Mark, what is the change in the sewer line? This is not the new line that was just built through there, is it?

MR. EDSALL: They are relocating a branch connection of the internal sewers.

MR. SOUKUP: Not effecting the brand new trunk that was just put through this area, wasn't there a new trunk?

MR. EDSALL: They ran a town sewer up the road that is proposed to be dedicated and all the others are internal or private sewers but one thing to move buildings and jockey them around when you start moving sewer lines, roads, adding buildings, filling retention areas--

MR. SOUKUP: Amend the site plan approval from the Orange County Health Department and the DEC.

MR. EDSALL: No sewers and DEC refused to review the sewers. We tried to get them to review it. The water lines aren't moving, that won't effect the D.O.H. approval. I'm concerned when we start affecting the bulk requirements. There is a 50% development coverage for townhouses. I don't know how close to 50 you are and I hate to see it go over.

MR. DUBALDI: I'd like to ask was parking revised, parking count revised at all? I don't know if that was hit on.

MR. FREED: There are two slots per home as were originally and there is also additional parking around the clubhouse.

MR. MC CARVILLE: Mark just asked for an update of the table.

MR. WASKEW: And I will get our engineer to give you the new sewer and drainage calculations.

MR. MC CARVILLE: I make a motion that we take lead agency position in the Washington Green Phase III amended site plan.

MR. SOUKUP: Does that have to be coordinated lead agency?

MR. EDSALL: There's no outside department approvals required for this amendment so no.

MR. SOUKUP: I'll second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. SCHIEFER: Any other action you want to take at this point? Let's shut it off at this point and you have got a favorable on the idea, you got some of the things that there are concerns.

MR. MC CARVILLE: I think that we should have a discussion on whether the public hearing will be needed or not since it's an issue that has to be addressed. I'm sure Mike would rather address it tonight than a month from now.

MR. SCHIEFER: My only objection to a public hearing is I don't want to go through what I just went through.

MR. MC CARVILLE: I think if you have your homeowner's association present for the meeting whoever the president is or whatever, I think that would--

MR. WASKEW: I don't think we need a public hearing.

MR. SCHIEFER: Mike, go to your people and rather than have a public hearing now, if you can get homeowner's association to present their opinion.

MR. WASKEW: I'll present this at the same meeting on the 4th to them.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

FILE

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

19 June 1991

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: WASHINGTON GREEN CONDOMINIUMS (90-48)  
FIELD REVIEW

This memorandum shall confirm that, per your request, on 18 June 1991 we held a "drive-through" field review of the subject site to review the general location and configuration of buildings on the site for conformity with the latest plan approved (stamped 5 April 1991). Please note that, based on our review, the general location and configuration of each building constructed to date, appears to comply with the latest site plan approved, with the exception of Building V. Building V appears to have been constructed as a "townhouse" type unit, rather than the "flat" type unit. As a result, the dimensions of the building have increased from 123.5' x 41.33' to 120.5' x 53.83'. Based upon the determination of the Planning Board at their 22 May 1991 regular meeting, submittal to the Planning Board for a site plan amendment is required when the "building envelope" shown on the approved plan is exceeded by the revised building. As such, and based on the previous determination of the Planning Board, the change in Building V should require a site plan amendment. The developer should be advised accordingly.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:6-19-2E.mk

*Plans returned -  
6/26/91*

*Applied under P.B. #91-12  
Received approval for above 6/26/91 @*





**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** WASHINGTON GREEN PHASE III AMENDED SITE PLAN  
(PLAN REVISION REFERENCE NO. 15)  
**PROJECT LOCATION:** ROUTE 32 AND FORGE HILL ROAD  
**PROJECT NUMBER:** 90-48  
**DATE:** 28 NOVEMBER 1990  
**DESCRIPTION:** THE APPLICATION REQUESTS AN AMENDMENT TO PHASE III  
OF THE PROJECT. SUCH REVISION INCLUDES REVISING  
THREE (3) BUILDINGS FROM 12 TO 8 UNITS EACH, AND  
THE ADDITION OF THREE (3) ADDITIONAL BUILDINGS  
WITH FOUR (4) UNITS EACH.

1. The Applicant is increasing the number of buildings on site by three (3). The total number of units is not being increased; same is indicated to remain at 210 total units.
2. The concept of this revision appears acceptable in general. I have the following comments/concerns:
  - a. Encroachment of the new parking area into the "natural retention area". The means of the parking lot construction and the associated emergency fire lane should be detailed. Stability should be demonstrated.
  - b. A revision to the sewer design plans is necessary for the proposed amendment. The sewer design plan should be updated by the Design Engineer.
  - c. The plan should include building designation letters for the re-located and new buildings.
  - d. It should be verified that the number of parking spaces is remaining the same (or increased) as part of this amendment.
  - e. I am concerned about the reference to "speed bumps" at the access to the emergency fire lane. The details of the construction should be verified and discussed.

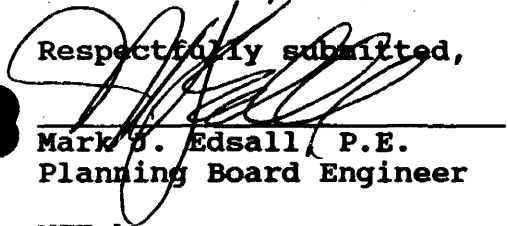
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: WASHINGTON GREEN PHASE III AMENDED SITE PLAN  
(PLAN REVISION REFERENCE NO. 15)  
PROJECT LOCATION: ROUTE 32 AND FORGE HILL ROAD  
PROJECT NUMBER: 90-48  
DATE: 28 NOVEMBER 1990

-2-

3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
4. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan Amendment, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. The Board should determine if this application requires submittal to the Orange County Planning Department.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark S. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:WASH.mk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/04/91

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 90-48

NAME: WASHINGTON GREEN CONDOMINIUMS AMENDED  
APPLICANT: EXETER BUILDING CORP.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/06/90	SITE PLAN MINIMUM	PAID		750.00	
04/04/91	P.B. ENGINEER FEE	CHG	640.00		
		TOTAL:	640.00	750.00	-110.00

Please issue a check in the  
amount of \$110.00 to:

Exeter Building Corp.  
1001 Washington Green  
New Windsor, NY 12553

Gave to Larry R. 4/4/91 *CR*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/04/91

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Application

FOR PROJECT NUMBER: 90-48

NAME: WASHINGTON GREEN CONDOMINIUMS AMENDED  
APPLICANT: EXETER BUILDING CORP.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/06/90	APPLICATION FEE	CHG	25.00		
11/06/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/04/91

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Approval

FOR PROJECT NUMBER: 90-48

NAME: WASHINGTON GREEN CONDOMINIUMS AMENDED  
APPLICANT: EXETER BUILDING CORP.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/03/91	SITE PLAN APPROVAL	CHG	100.00		
04/03/91	SITE PLAN APPROVAL	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/04/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 90-48

NAME: WASHINGTON GREEN CONDOMINIUMS AMENDED  
APPLICANT: EXETER BUILDING CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/04/91	PLANS READY FOR SIGNATURE	SIGNED BY R. LANDER
03/27/91	P.B. APPEARANCE	APPROVED BY BOARD
03/13/91	P.B. APPEARANCE	CANC. BY APPLICANT
02/27/91	P.B. APPEARANCE	ND/WAIVE P.H. RETURN
11/28/90	P.B. APPEARANCE	L.A. - TO RETURN
10/16/90	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/27/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-48

NAME: WASHINGTON GREEN CONDOMINIUMS AMENDED  
APPLICANT: EXETER BUILDING CORP.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	11/26/90	MUNICIPAL HIGHWAY	01/08/91	SUPERSEDED BY REV1
ORIG	11/26/90	MUNICIPAL WATER	11/08/90	APPROVED
ORIG	11/26/90	MUNICIPAL SEWER	01/08/91	SUPERSEDED BY REV1
ORIG	11/26/90	MUNICIPAL SANITARY	11/06/90	APPROVED
ORIG	11/26/90	MUNICIPAL FIRE	11/13/90	APPROVED
ORIG	11/26/90	PLANNING BOARD ENGINEER	01/08/91	SUPERSEDED BY REV1
REV1	01/08/91	MUNICIPAL HIGHWAY	02/19/91	SUPERSEDED BY REV2
REV1	01/08/91	MUNICIPAL WATER	01/08/91	APPROVED
REV1	01/08/91	MUNICIPAL SEWER	02/19/91	SUPERSEDED BY REV2
REV1	01/08/91	MUNICIPAL SANITARY	01/09/91	APPROVED
REV1	01/08/91	MUNICIPAL FIRE	02/19/91	SUPERSEDED BY REV2
REV1	01/08/91	PLANNING BOARD ENGINEER	02/19/91	SUPERSEDED BY REV2
REV2	02/19/91	MUNICIPAL HIGHWAY	/ /	
REV2	02/19/91	MUNICIPAL WATER	02/20/91	APPROVED
REV2	02/19/91	MUNICIPAL SEWER	/ /	
REV2	02/19/91	MUNICIPAL SANITARY	02/20/91	APPROVED
REV2	02/19/91	MUNICIPAL FIRE	/ /	
REV2	02/19/91	PLANNING BOARD ENGINEER	/ /	
REV3	03/26/91	MUNICIPAL FIRE	03/27/91	APPROVED

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Robert F. Rodgers, Fire Inspector  
DATE: 26 March 1991  
SUBJECT: Washington Green Condominiums

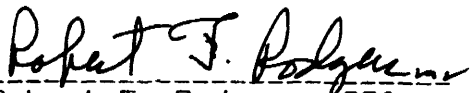
PLANNING BOARD REFERENCE NUMBER: PB-90-48  
DATED: 26 March 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-022

A review of the above referenced subject site plan was conducted on 26 March 1991. The site plan was a review for the fire lanes.

This site plan is found acceptable.

PLANS DATED: 25 March 1991; Revision 17.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC: H.E.

90-48

FEB 15 1961

Rev. 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

*Myra,  
Wash. Green will be  
making a new  
submitted*

*BH*



WASHINGTON GREEN AMENDED SITE PLAN (90-48) ROUTE 32

Mr. David Fried and Michael Waskew came before the Board representing this proposal.

MR. FRIED: Thank you for putting us on the agenda. I'm here to follow-up on our last meeting. We would like to just to recap the highlights of the last meeting, we'd like to substitute several townhomes for flats. It's the same bedroom count.

MR. VAN LEEUWEN: Condos?

MR. FRIED: All condo ownership, just a different type a building. We'd like to substitute them. The market surveys that we have done seem to indicate a demand for the townhomes. It meets all the guidelines for the bulk tables and obviously density and we think it makes sense and we'd appreciate consideration and we're looking tonight to receive a negative declaration.

MR. VAN LEEUWEN: Can I get you out of here if I get a negative declaration?

MR. FRIED: We'd really like to build these. We have a waiting list for these homes and we'd appreciate it.

MR. VAN LEEUWEN: You've got them all sold?

MR. FRIED: We don't have them all sold but we have a good portion of the first two buildings.

MR. SCHIEFER: I saw those units, they're nice.

MR. FRIED: Thank you very much. I mean we'd like to build them as soon as possible and--

MR. VAN LEEUWEN: Are you going to have the same amount of units or less?

MR. FRIED: Same amount of units, same amount of bedrooms. We're not using up anymore of the site. We're just substituting one building for another.

MR. VAN LEEUWEN: Not going to be any bigger?

MR. FRIED: Actual square footage of one building interior is a little bit bigger by, we're talking about 50 square feet.

MR. SCHIEFER: I've no problem with it.

MR. VAN LEEUWEN: I don't either.

MR. MC CARVILLE: I have one comment here. Point #1 that Mark brings up is that you had a parking space that was encroaching on the reserve area, what was referred to as the natural retention area. Building B with parking space was encroaching on the area designated as--

MR. WASKEW: We have changed, that parking is now--

MR. FRIED: This all falls within the amount of land that we had designated for a second phase. We're not encroaching. Originally, we had left some property for future development at some other point and this phase too is still within the parameters of the land that was--

MR. MC CARVILLE: On the previous map was that area marked natural retention area?

MR. FRIED: Limit of retention area and it seems to stop right here.

MR. WASKEW: Actually, this area is vastly greater than it needs to be and we checked it and this is the point that we, that this rock retaining area has been built to and it no longer encroaches on this parking area here, no longer encroaches out into that area. I think the calculations, did you get the calculations?

MR. EDSALL: There was calculations showing that the area that was reserved or kept as retention area was sufficient. I haven't seen anything since that initial approval.

MR. WASKEW: We'll be happy to give it to you again. It's well in excess of what's necessary. It's a huge area.

MR. MC CARVILLE: This is a second revision, this map?

MR. WASKEW: Yes.

MR. MC CARVILLE: We don't have fire approval on this?

MR. FRIED: We made a note. We have two fire lane details. We have met with Mr. Rogers and we are in the process of getting a new type of material that would be used in a fire lane for that and we feel that we'll come through with whatever type of fire lane he wants over here but we would like, if it's possible,

to get ahead with the plans of building this and there's a note on the plan that says final fire lane detail to be approved by Town of New Windsor Fire Inspector so we have made a provision that gives you some insurance that we'll satisfy him.

MR. WASKEW: We show several detail options including the ones we discussed, Mark, for pavement and we have left it up for discretion.

MR. VAN LEEUWEN: I make a motion to declare a negative declaration or lead agency first.

MR. FRIED: You already have lead agency.

MR. DUBALDI: I'll second it.

ROLL CALL:

Mr. Schiefer	Aye
Mr. VanLeeuwen	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. McCarville	Aye

MR. SCHIEFER: I see no need for a public hearing.

MR. VAN LEEUWEN: It's an amendment to the site plan. I make a motion we waive the public hearing.

MR. SCHIEFER: I'll second that one.

MR. MC CARVILLE: I question does any of the footings change on this?

MR. VAN LEEUWEN: That's what I just asked him.

MR. WASKEW: Some of the footprints have varied but the site coverage has not increased, that calculation I believe we did submit to Mark some of the footprints have changed in shape but they are not any greater in square footage increase and there's no greater coverage.

MR. FRIED: In terms of form, they have changed like the footprint of a court home is different than the footprint of a twelveplex.

MR. EDSALL: They have indicated on the plan that they don't exceed the allowable developable coverage that was one of the critical elements they have indicated that they don't so obviously, that doesn't concern me.

ROLL CALL:

Mr. Schiefer	Aye
Mr. VanLeeuwen	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. McCarville	Aye

MR. VAN LEEUWEN: Give the calculations to Mark.

MR. WASKEW: We'll give the last of the calculations to Mark and if we can request space on the next agenda for final approval, if everything is okay.

MR. LANDER: Square away with the Fire Department.

MR. MC CARVILLE: Yes, thank you.

MR. FRIED: Thank you.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval Condo's  
Subdivision \_\_\_\_\_ as submitted by  
Wm Young blood Asst for the building or subdivision of  
Washington Green has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Luman D. Masten Jr  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

Feb. 20, 1991  
\_\_\_\_\_  
DATE

2-20-91

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Wm. Youngblood Assoc. for the building or subdivision of

Washington Green \_\_\_\_\_ has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~

Should not interfere with existing water lines

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

[Signature]  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
CC: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision ☒ \_\_\_\_\_ as submitted by

William Youngblood for the building or subdivision of  
Washington Green - Reading, Soil Erosion has been  
reviewed by me and is approved ☒ \_\_\_\_\_

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lymon R. Masten Jr.  
~~SANITARY SUPERINTENDENT~~

January 9, 1991  
DATE

JAN - 4 1991

Rev 1

1-8-91

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Wm. Youngblood Assoc for the building or subdivision of  
Washington Green Cndc has been  
reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is water service to this property:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Gene D. D'Lo  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
cc: M.E.



90-48

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval Soil Erosion  
Subdivision \_\_\_\_\_ as submitted by  
William Youngblood for the building or subdivision of  
Washington Green Condominiums has been  
reviewed by me and is approved ☒ \_\_\_\_\_  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lyman R. Martin Jr.  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

November 6, 1990  
\_\_\_\_\_  
DATE

✓  
C.C.M.E.

11-8-90

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

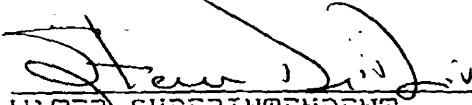
Wm. Youngblood Assoc. for the building or subdivision of  
Washington Green Condos \_\_\_\_\_ has been  
reviewed by me and is approved ☒

disapproved \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is town water presently servicing  
this property -  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
CC: H.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 13 November 1990

SUBJECT: Washington Green Condominiums (Town Houses)

PLANNING BOARD REFERENCE NUMBER: PB-90-48

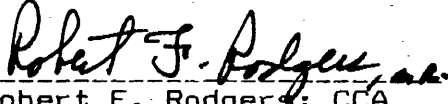
DATED: 6 November 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-099

A review of the above referenced subject site plan was conducted on 13 November 1990.

This site plan is acceptable.

PLANS DATED: 6 November 1990; Revision 15.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

CC: M.E.

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project WASHINGTON GREEN CONDOMINIUMS
2. Name of Applicant EXETER BUILDING CORP Phone (914) 561-1113  
Address 1001 WASHINGTON GREEN NEW WINDSOR, N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record EXETER BUILDING CORP Phone (914) 561-1113  
Address 1001 WASHINGTON GREEN NEW WINDSOR, N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan W. YOUNGBLOOD ASSOC Phone (914) 357-8188  
Address 244 ROUTE 59 MONKEY, N.Y. 10952  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney BEN FARRELL Phone (914) 782-5456  
Address 109 STAGE RD. MONROE, N.Y. 10918  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting CLUCK SNIDER Phone (914) 561-1113  
(Name)
7. Location: On the WEST side of RT. 32  
\_\_\_\_\_ feet NORTH  
(Street) (Direction)  
of FORCE HILL ROAD  
(Street)
8. Acreage of Parcel 33.7 9. Zoning District R-5
10. Tax Map Designation: Section 35 Block 1 Lot 103
11. This application is for SITE PLAN AMENDMENT #3

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section N/A Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more that five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

[Signature]  
(Owner's Signature)

5 day of November 1980

[Signature]  
(Applicant's Signature)

[Signature]  
Notary Public

[Signature]  
(Title)

Elizabeth R. Spidle  
Notary Public State of New York  
No. 01SP4952530  
Orange County  
My Commission Expires  
June 19, 1991

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title              | 29. <input checked="" type="checkbox"/> Curbing Locations     |
| 2. <input type="checkbox"/> Applicant's Name(s)                     | 30. <input type="checkbox"/> Curbing Through                  |
| 3. <input type="checkbox"/> Applicant's Address(es)                 | Section   |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name    | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input type="checkbox"/> Catch Basin Through              |
| 6. <input checked="" type="checkbox"/> Drawing Date                 | Section   |
| 7. <input checked="" type="checkbox"/> Revision Dates               | 33. <input checked="" type="checkbox"/> Storm Drainage        |
|   | 34. <input checked="" type="checkbox"/> Refuse Storage        |
| 8. <input type="checkbox"/> AREA MAP INSET                          | 35. <input type="checkbox"/> Other Outdoor Storage            |
| 9. <input type="checkbox"/> Site Designation                        | 36. <input type="checkbox"/> Water Supply                     |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet  | 37. <input type="checkbox"/> Sanitary Disposal Sys.           |
| of Site   |   |
| 11. <input type="checkbox"/> Property Owners (Item #10)             | 38. <input checked="" type="checkbox"/> Fire Hydrants         |
| 12. <input type="checkbox"/> PLOT PLAN                              | 39. <input checked="" type="checkbox"/> Building Locations    |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)  | 40. <input type="checkbox"/> Building Setbacks                |
| 14. <input checked="" type="checkbox"/> Metes and Bounds            | 41. <input type="checkbox"/> Front Building                   |
| 15. <input type="checkbox"/> Zoning Designation                     | Elevations  |
| 16. <input checked="" type="checkbox"/> North Arrow                 | 42. <input type="checkbox"/> Divisions of Occupancy           |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners    | 43. <input type="checkbox"/> Sign Details                     |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input type="checkbox"/> BULK TABLE INSET                 |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas        | 45. <input type="checkbox"/> Property Area (Nearest           |
| 20. <input checked="" type="checkbox"/> Existing Vegetation         | 100 sq. ft.)  |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress    | 46. <input type="checkbox"/> Building Coverage (sq.           |
|   | ft.)  |
| <u>PROPOSED IMPROVEMENTS</u>  | 47. <input type="checkbox"/> Building Coverage (%             |
| 22. <input type="checkbox"/> Landscaping                            | of Total Area)  |
| 23. <input type="checkbox"/> Exterior Lighting                      | 48. <input type="checkbox"/> Pavement Coverage (Sq.           |
| 24. <input type="checkbox"/> Screening                              | Ft.)  |
| 25. <input checked="" type="checkbox"/> Access & Egress             | 49. <input type="checkbox"/> Pavement Coverage (%             |
| 26. <input checked="" type="checkbox"/> Parking Areas               | of Total Area)  |
| 27. <input type="checkbox"/> Loading Areas                          | 50. <input type="checkbox"/> Open Space (Sq. Ft.)             |
| 28. <input type="checkbox"/> Paving Details                         | 51. <input type="checkbox"/> Open Space (% of Total           |
| (Items 25-27)   | Area)   |
|   | 52. <input type="checkbox"/> No. of Parking Spaces            |
|   | Proposed.   |
|   | 53. <input type="checkbox"/> No. of Parking                   |
|   | Required.   |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances to the best of my knowledge.

By: \_\_\_\_\_

Licensed Professional

Date: \_\_\_\_\_

11-6-90

## PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

DAVID FRIED, deposes and says that he  
resides at 1001 Washington Green, New Windsor, N.Y. 12553  
(Owner's Address)

in the County of Orange  
and State of New York

and that he is the owner in fee of WASHINGTON GREEN  
CONDOMINIUMS

which is the premises described in the foregoing application and  
that he has authorized CHARLES SYDER  
to make the foregoing application as described therein.

Date: Nov. 6, 1990

[Signature]  
(Owner's Signature)

[Signature]  
(Witness' Signature)

PROJECT I.D. NUMBER

617.21

Appendix C

90 - 48

SEQR

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I--PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>EXETER BUILDING CORP.</b>	2. PROJECT NAME <b>WASHINGTON GREEN CONDOMINIUMS</b>
3. PROJECT LOCATION: Municipality <b>NEW WINDSOR</b> County <b>ORANGE</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>WEST SIDE OF RT. 32, 1000 FT. NORTH OF FORGE HILL RD.</b>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <b>(3) ORIGINALLY APPROVED 12- PLEXS TO (4) 8- PLEXS (4) 4- PLEXS</b>	
7. AMOUNT OF LAND AFFECTED: Initially <b>3.2</b> acres Ultimately <b>3.2</b> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <b>R-5 MULTI-FAMILY</b>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <b>NEW WINDSOR SITE PLAN APPROVAL</b>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <b>CHARLES SNYDER</b>	Date: <b>Nov. 6, 1990</b>
Signature: <b>CHARLES R. SNYDER</b>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER



**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)****90 - 48****A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.**☐ Yes ☐ No**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.**☐ Yes ☐ No**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)****C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:****C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:****C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:****C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:****C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.****C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.****C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.****D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**☐ Yes ☐ No If Yes, explain briefly**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:\_\_\_\_\_  
Name of Lead Agency\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency\_\_\_\_\_  
Title of Responsible Officer\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)\_\_\_\_\_  
Date



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS-P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-6640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 90 - 48  
WORK SESSION DATE: 16 Oct 90 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: New Plan  
PROJECT NAME: Ward Green Ann-  
PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Chuck Snyder / Mike Waskew  
TOWN REPS PRESENT: BLDG INSP. Mike  
FIRE INSP. Rich  
ENGINEER XX  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

X - Revises 15-

conversion of add'l units to Townhouses.



1. TEMPORARY SEDIMENTATION EUTAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE ARE TO BE EXCAVATED OR MAY BE CONSTRUCTED UTILIZING EXISTING DITCHES, RIPS, DAPS OR CONCRETE STOPS, DAPS, WALLS, OR OTHER SUITABLE MATERIAL. JUNCTIONS, DAPS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO ASSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE EUTAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEARED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNIMPROVED FOR MORE THAN 30 (THIRTY) DAYS, SHALL BE TEMPORARILY SEED WITH 1 LB. OF RYEGRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS SOONLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN VIOLATION OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SEDIMENTATION DEVICES SHALL BE DEMOLISHED AND THE AFFECTED AREAS REVEALED, REVEALED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. THE BED MIXTURE FOR PERMANENT DECKINGS SHALL BE:
  - 1. VENTURUS FERTILIZER - 20 LBS./ACRE (40 LBS./1000 SQ.FT.)
  - 2. COFFEE - 40 LBS./ACRE (40 LBS./1000 SQ.FT.)
  - 3. PERMANENT FERTILIZER - 6 LBS./ACRE (10 LBS./1000 SQ.FT.)
6. THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT DECKINGS:
  - LINE 10 TO 15 TO BE APPLIED TO A TOTAL PH OF AT LEAST 5.5 TO 6.0 OR AT A RATE OF 2 TONS/ACRE.
  - PERMANENT IS TO BE APPLIED AT A RATE OF 600 LBS./ACRE OF EITHER 5-10-10 OR 10-10-10 (NUTRIENT - PHOSPHORUS - POTASSIUM).
  - 7. 600 GALL. OF URIC ACID RATED OF 600.
7. THIS AREA IS A TEMPORARY SILT TRAP DURING CONSTRUCTION WITH AN 18" PERFORATED PIPER. AFTER CONSTRUCTION IS COMPLETE THIS AREA IS TO BE CLEARED AND LEFT AS A PERMANENT SILT TRAP FOR ROAD SANDS.

## PHASE II AMENDMENTS INCLUDE:

- 1) REVISED BUILDING TYPES, BUILDINGS "F", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z". NO NET CHANGE IN UNIT COUNT, SEE TABLE BELOW.
- 2) FOOTING DECKING, 2'-0" EXTENSION BUILDINGS "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z".
- 3) RECYCLING CENTERS LOCATED (3).
- 4) LOOP "A" STR. 6+00 TO 3+40 REVISED AS A STONE FIRE LANE, NO UTILITY OR PARKING AFFECTED.
- 5) STORM DRAINAGE/CATCH BASIN LOCATIONS AT C.B. #1A & #1B.

NOTE: ALL REQUIREMENTS OF PHASE I & II APPROVAL REMAIN IN FORCE FOR APPROVED PLANS STAMPED 11-20-83.

BUILDING DESIGNATION	# OF UNITS
A	12
B	12
C	12
D	12
E	12
F	12
G	4
H	4
I	4
J	4
K	4
L	4
M	4
N	4
O	4
P	4
Q	4
R	4
S	4
T	4
U	4
V	4
W	4
X	4
Y	4
Z	4
TOTAL	210

## LIST - TREES TO REMAIN

TREE#	TYPE	SIZE (DBH" @ 4'6")
1.01	24" SYCAMORE	34"
1.02	12" SYCAMORE	20"
1.03	12" SYCAMORE	20"
1.04	24" SYCAMORE	34"
1.05	30" OAK	34"
1.06	24" OAK	34"
1.07	24" OAK	34"
1.08	24" OAK	34"
1.09	24" OAK	34"
1.10	18" CHESTNUT	18"
1.11	18" CHESTNUT	18"
1.12	18" CHESTNUT	18"
1.13	18" CHESTNUT	18"
1.14	18" CHESTNUT	18"
1.15	18" CHESTNUT	18"
1.16	18" CHESTNUT	18"
1.17	18" CHESTNUT	18"
1.18	18" CHESTNUT	18"
1.19	18" CHESTNUT	18"
1.20	18" CHESTNUT	18"
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1.22	18" CHESTNUT	18"
1.23	18" CHESTNUT	18"
1.24	18" CHESTNUT	18"
1.25	18" CHESTNUT	18"
1.26	18" CHESTNUT	18"
1.27	18" CHESTNUT	18"
1.28	18" CHESTNUT	18"
1.29	18" CHESTNUT	18"
1.30	18" CHESTNUT	18"
1.31	18" CHESTNUT	18"
1.32	18" CHESTNUT	18"
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1.35	18" CHESTNUT	18"
1.36	18" CHESTNUT	18"
1.37	18" CHESTNUT	18"
1.38	18" CHESTNUT	18"
1.39	18" CHESTNUT	18"
1.40	18" CHESTNUT	18"
1.41	18" CHESTNUT	18"
1.42	18" CHESTNUT	18"
1.43	18" CHESTNUT	18"
1.44	18" CHESTNUT	18"
1.45	18" CHESTNUT	18"
1.46	18" CHESTNUT	18"
1.47	18" CHESTNUT	18"
1.48	18" CHESTNUT	18"
1.49	18" CHESTNUT	18"
1.50	18" CHESTNUT	18"

## REVISIONS

NO.	DATE	DESCRIPTION
1	11-20-83	REVISIONS TO PHASE I PLAN
2	11-20-83	REVISIONS TO PHASE I PLAN
3	11-20-83	REVISIONS TO PHASE I PLAN
4	11-20-83	REVISIONS TO PHASE I PLAN
5	11-20-83	REVISIONS TO PHASE I PLAN
6	11-20-83	REVISIONS TO PHASE I PLAN
7	11-20-83	REVISIONS TO PHASE I PLAN
8	11-20-83	REVISIONS TO PHASE I PLAN
9	11-20-83	REVISIONS TO PHASE I PLAN
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46	11-20-83	REVISIONS TO PHASE I PLAN
47	11-20-83	REVISIONS TO PHASE I PLAN
48	11-20-83	REVISIONS TO PHASE I PLAN
49	11-20-83	REVISIONS TO PHASE I PLAN
50	11-20-83	REVISIONS TO PHASE I PLAN

## GENERAL ABOUT

SEALING, UTILITY & SOIL EROSION PLAN

## WASHINGTON GREEN CONDOMINIUMS

BY THE BUREAU OF FIRE PREVENTION

DATE: 11-20-83

APPROVED BY THE BUREAU OF FIRE PREVENTION

DATE: 11-20-83

APPROVED BY THE BUREAU OF FIRE PREVENTION

DATE: 11-20-83

APPROVED BY THE BUREAU OF FIRE PREVENTION

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DATE: 11-20-83

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DATE: 11-20-83

APPROVED BY THE BUREAU OF FIRE PREVENTION

DATE: 11-20-83

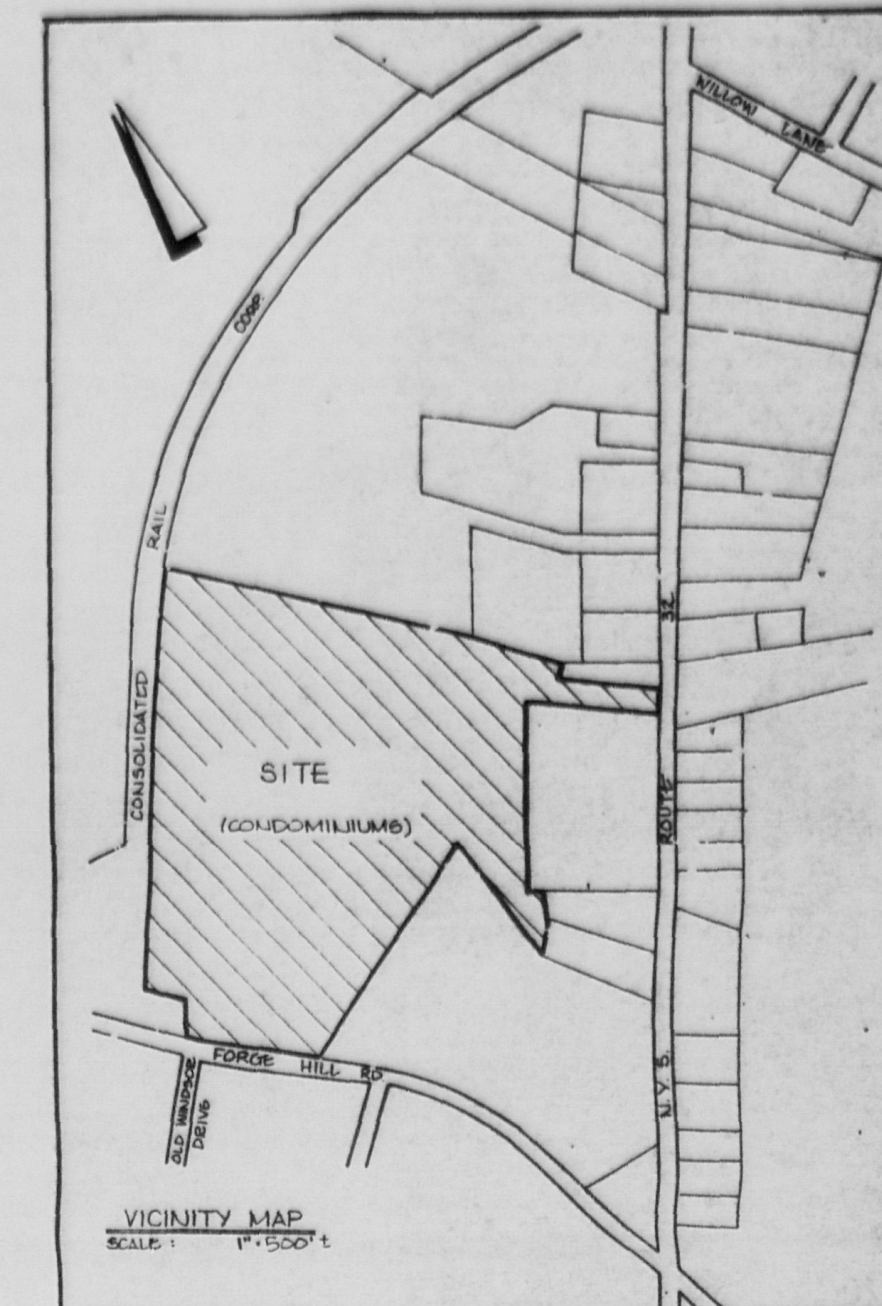
APPROVED BY THE BUREAU OF FIRE PREVENTION

DATE: 11-20-83

APPROVED BY THE BUREAU OF FIRE PREVENTION

DATE: 11-20-83





NOTES:

1. ALL WORK WILL BE OF THE DESIGN/QUALITY OF CONSTRUCTION EQUAL TO THAT WORK WITHIN THE TOWN RIGHT-OF-WAY AND APPROVED BY THE REC.

PROPOSED		SEWER		CATCH BASIN		INVERT	
CB #	TOP	INVERT	SMB #	TOP	INVERT	CB #	TOP
1	286.0	281.35	1	286.70	283.85		
2	284.0	282.80	2	282.45	280.65		
3	283.62	282.30	3	286.62	280.62		
4	282.73	281.84	4	277.06	280.00		
5	289.30	286.00	5	294.65	285.65		
6	290.34	286.34	6	294.44	286.22		
7	293.34	289.94	7	290.82	290.22		
8	292.40	289.30	8	292.00	288.00		
9	289.70	287.70	9	292.65	287.10		
10	277.53	273.15	10	292.68	286.70		
11	277.55	273.15	11	284.10	280.00		
12	284.70	279.23	12	289.98	286.00		
13	284.80	279.40	13	283.32	280.00		
14	281.83	285.00	14	292.0	276.00		
15	232.29	288.77	15	280.0	277.5		
16	231.83	287.93	16	280.5	278.4		
17	239.57	287.77	17	283.5	279.5		
18	231.20	284.76	18	280.0	277.0		
19	231.77	289.00	19	290.0	285.0		
20	287.40	283.60					
21	290.67	286.35					
22	290.62	290.00					
23	290.48	289.48					
24	305.17	297.04					
25	307.94	297.44					
26	313.87	297.87					
27	313.86	297.86					
28	311.25	283.62					
29	283.34	286.30					
30	285.17	277.10					
31	285.37	276.30					
32	283.40	281.30					
33	283.40	286.40					
34	290.40	286.40					
35	273.53	265.53					
36	273.53	265.53					
37	277.28	267.28					
38	277.86	267.86					
39	267.86	263.48					
40	263.48	260.40					
41	263.48	260.40					
42	263.48	260.40					
43	263.48	260.40					
44	263.48	260.40					
45	263.48	260.40					
46	263.48	260.40					
47	263.48	260.40					
48	263.48	260.40					
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100	263.48	260.40					

## REVISIONS

- ⚠ NOV. 24, 1987 - HOUSE SEWER  
LATERALS
- ⚠ JAN. 11, 1988 - REV. SHEET #
- ⚠ SEPT. 23, 1988 - ADDED NOTE
- ⚠ FEB. 7, 1990 - REV LAYOUT.

PRIVATE SEWER PLANS  
FOR  
WASHINGTON GREEN  
CONDOMINIUMS

(100% H<sub>2</sub>O SCALE)

William Youngblood Associates

Engineers, Surveyors and Land Planners

244 Route 59, MOAB, UT 84055  
SITE PLAN  
WINDSOR PLANNING BOARD

BY TOWN OF NEW WINDSOR  
ON APR 5 1999

BY K. M. C.

RONALD  
SECRET

2000-2001

4772

NOV. 3, 1988

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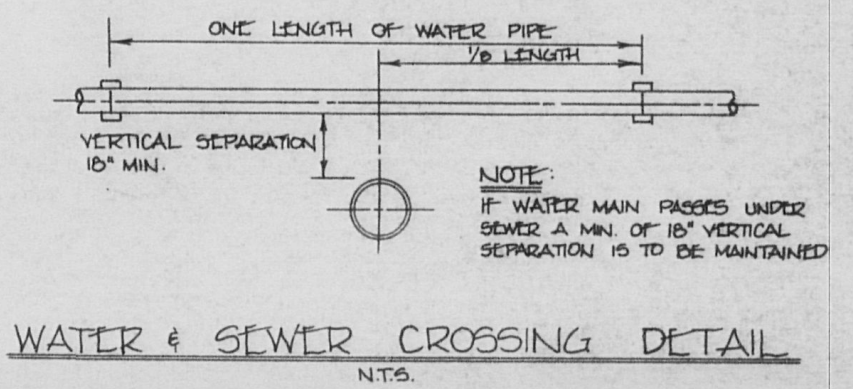
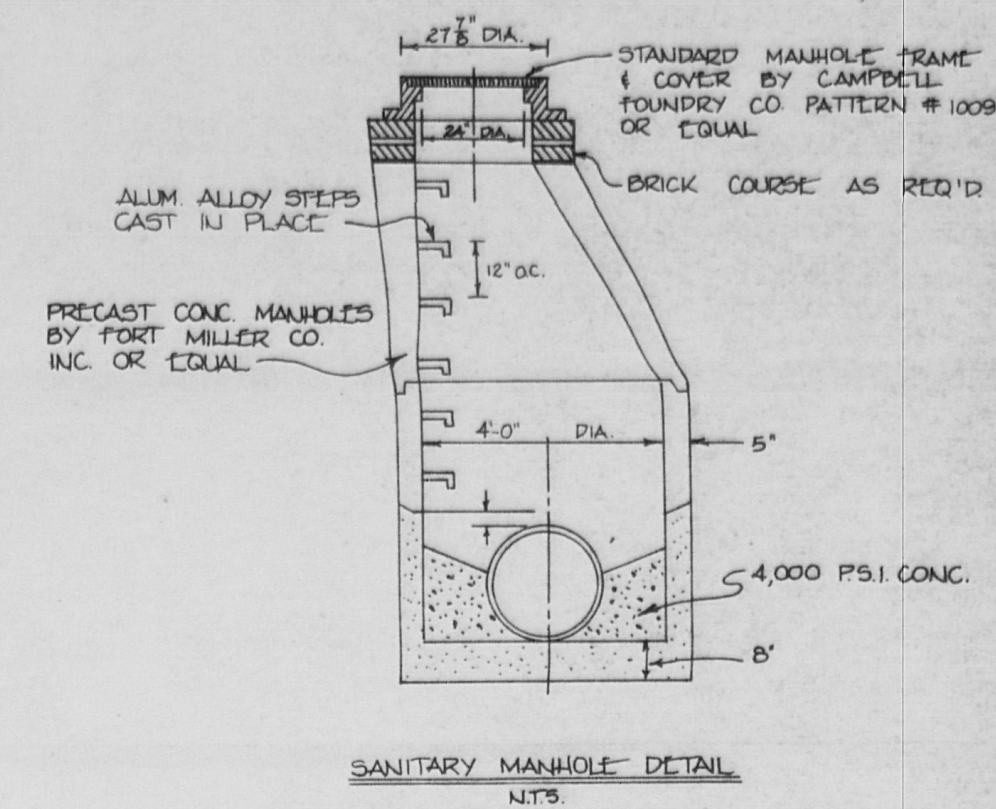
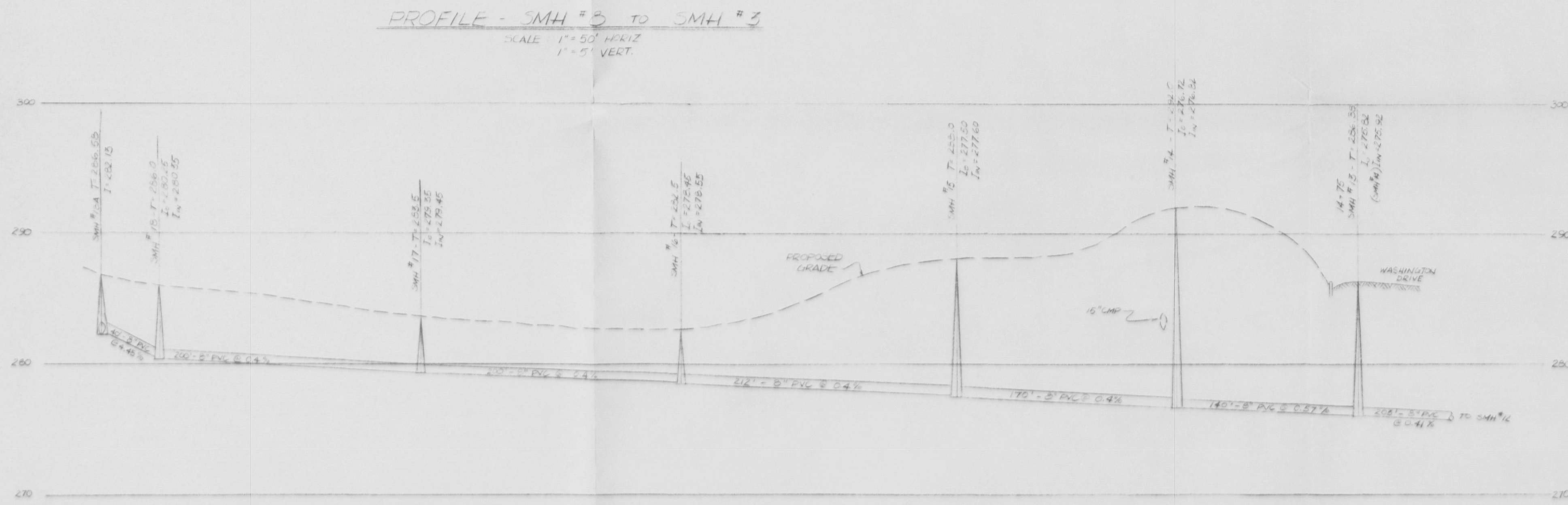
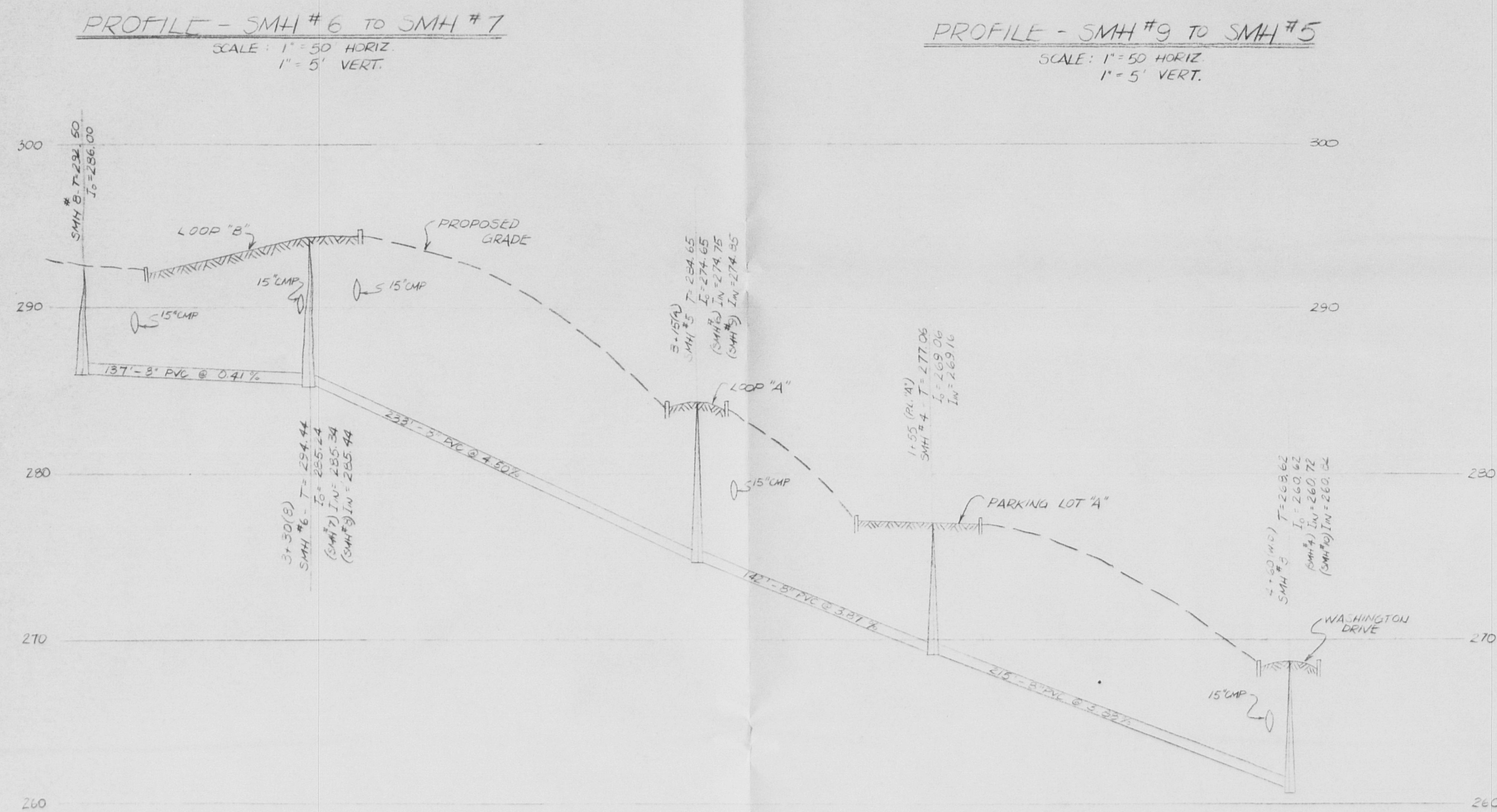
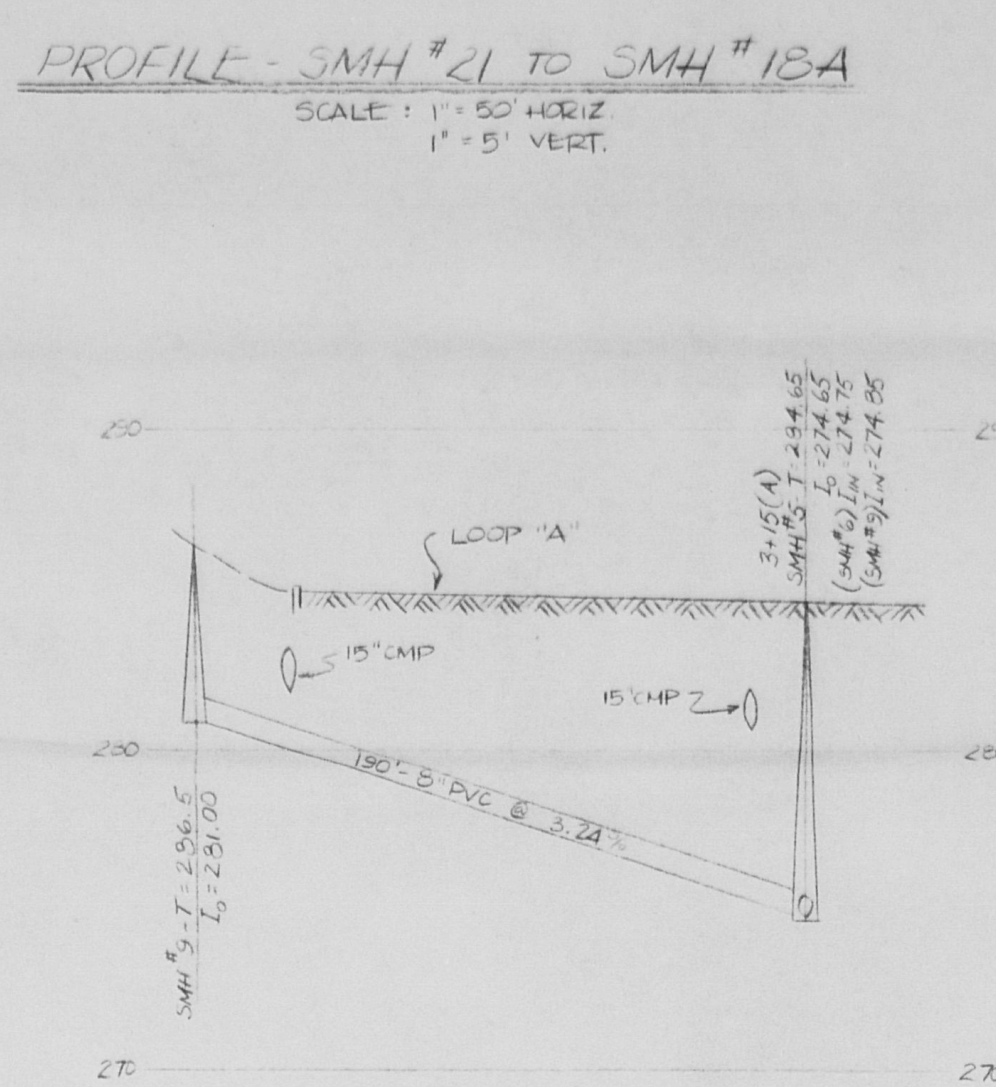
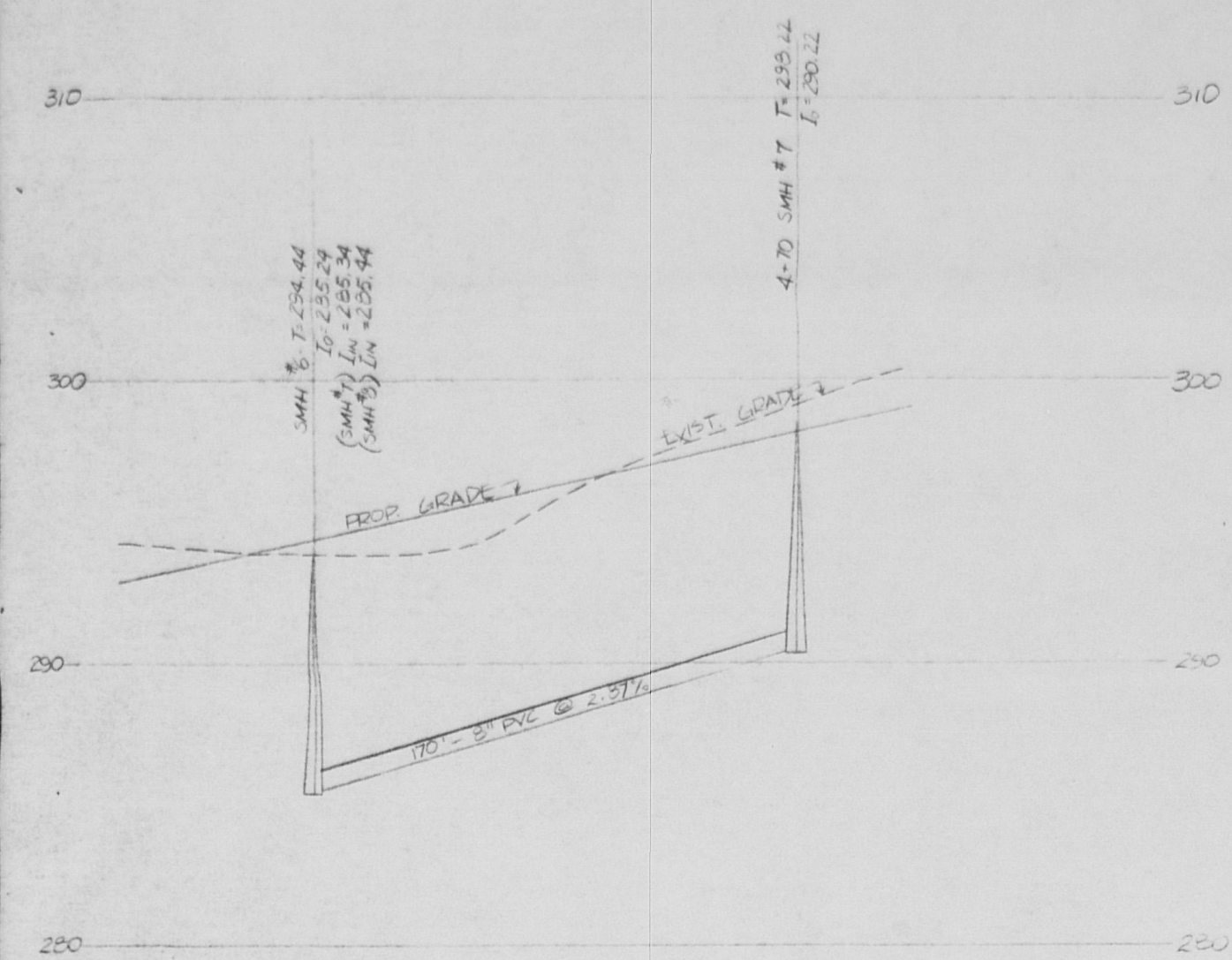
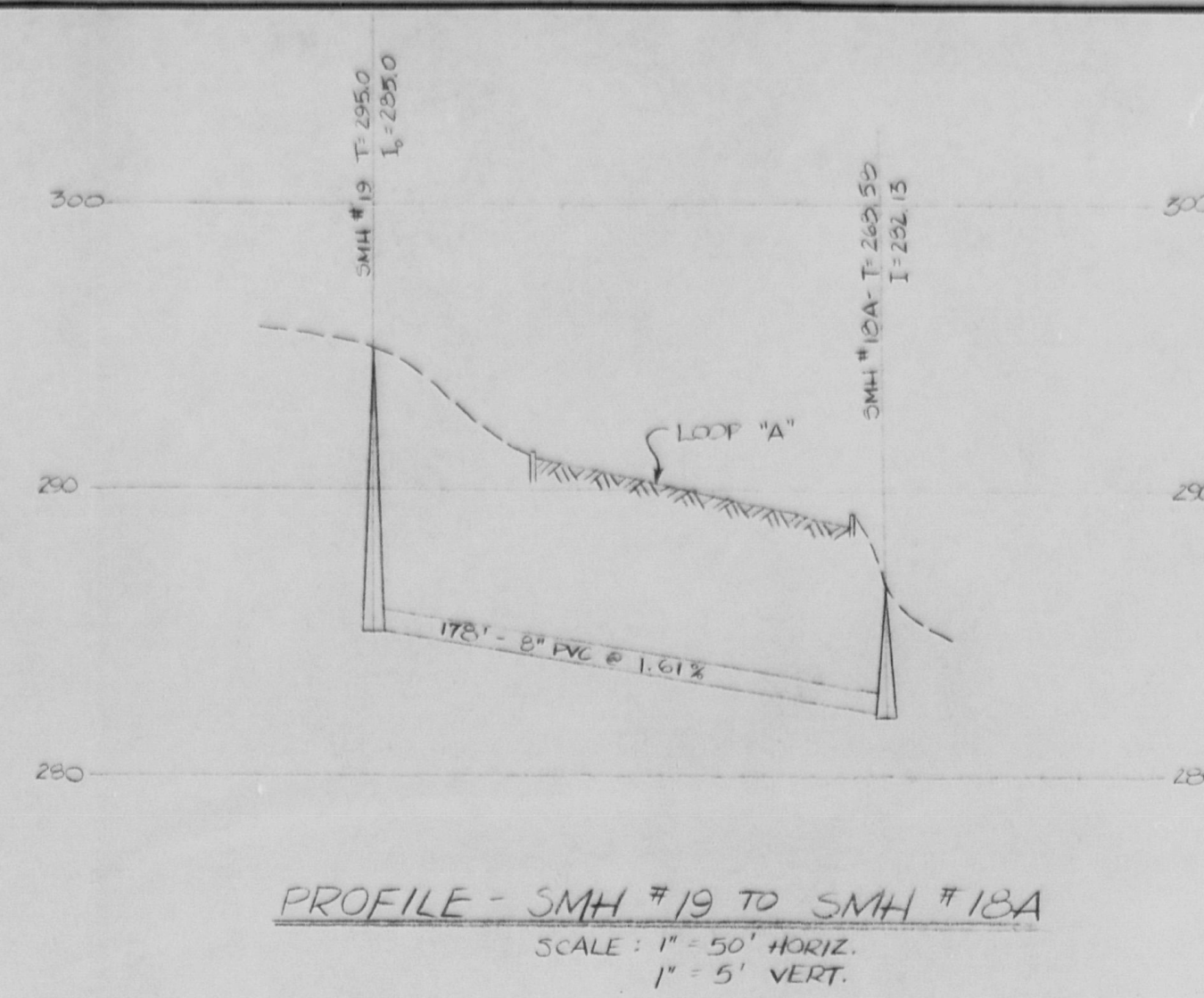
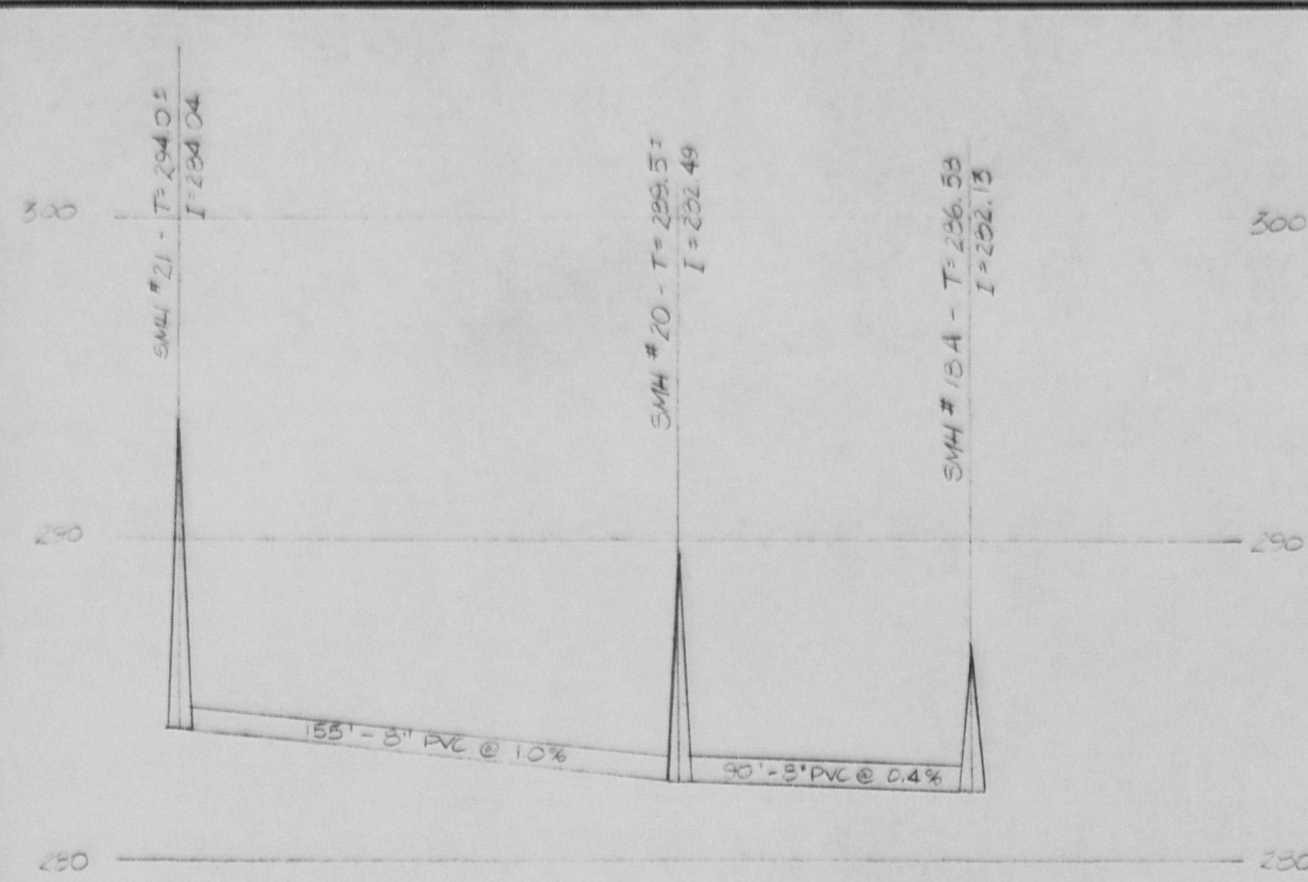
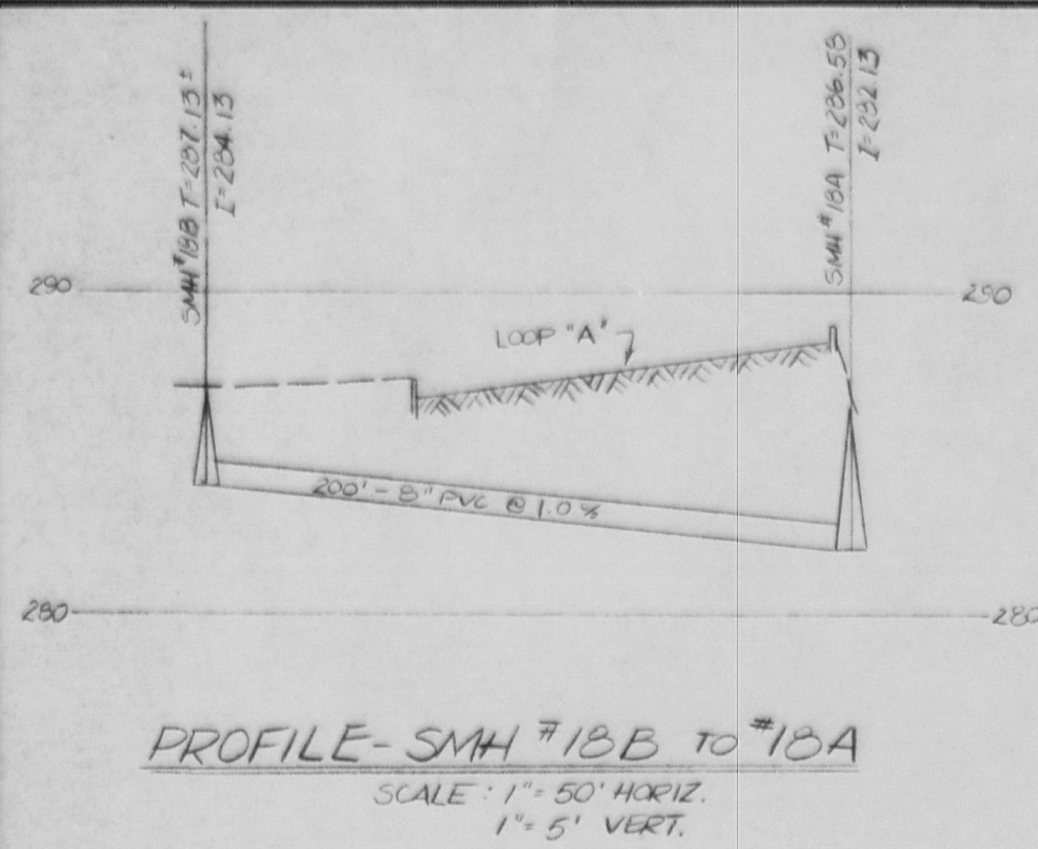
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1 OF 2

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PRIVATE SEWER  
PROFILES & DETAILS  
FOR  
**WASHINGTON GREEN**  
LOCATED IN  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

REV JAN 11, 1990 / REV FEB 7, 1990

**William Youngblood Associates**  
Engineers, Surveyors and Land Planners  
244 Route 58, Monsey, NY 10952  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
APR - 5 1991  
ON *[Signature]*  
SECRETARY

4772  
NOV 3, 1991  
AS SHOWN  
2 OF 2

